

**Duvall Advisory Board Meeting**  
**Monday, January 28, 2008 6:00 p.m.**  
**Library/ Rose Room**

Present: Don Barden, Alan Butler, Paige Denison, Denny Redman, Karen Wallin  
Guest: Lara Thomas, City of Duvall Planning Department

**Planning Department Report:**

As the recent snow was of concern to everyone, Lara Thomas was asked to begin the meeting with a discussion of the rezone process with the City and Washington Holding.

Lara reviewed the two public hearings that will occur in February. On 2/7, at 7:00 p.m., the City of Duvall Planning Commission will hold a public hearing in the Duvall Library Rose Room. Washington Real Estate Holdings (WH) is proposing to rezone two parcels from Commercial to Mixed Use in conformance with the 2006 Duvall Comprehensive Plan and the 2007 Unified Development Regulations.

On 2/14, 7:00 p.m. at the Duvall Fire Station, the Planning Commission will make recommendations on the rezone to the Duvall City Council. This will also be a public meeting and hopefully will conclude the rezone application.

The preliminary site plan does include the Library and Lara is expecting that the rezone will be approved. In response to a question about what may have exchanged hands in order to accomplish the rezone, Lara responded that the rezone is permitted through the comprehensive plan and that this is simply an amendment. The City asked WH if they could include the Library and they were pleased to do so. The City is requesting affordable housing units and have negotiated for about 30 units or 10% of the units to be developed. As a result, WH will get credit from the City for some utilities, such as sewer and water.

Again, responding to a question, Lara stated that any qualified person(s), regardless of residency, will be able to apply for this housing. The City is not involved in the selection as that activity is conducted by a private housing administrator. Consequently, the City has no control over who is eligible. She mentioned that Quadrant's system was managed by lottery. Lake Washington School District, for example, is working with the City of Redmond toward a partnership agreement. But the City of Duvall doesn't have the resources to manage such an endeavor.

A Board member stated that WH will have the library within its sphere of influence and would benefit by that alliance. Lara responded that the City is not party to the agreement between KCLS and WH. The City would like to see a bigger library, given the site, but that decision is out of their control. The process has worked well as all parties have been cooperative.

Don asked about the City's role in determining parking for the library. Lara noted that there are formulas for parking and they try to achieve a balance. At the WH site, there will be shared parking with residents and commercial use. They are expecting that Lake Washington Technical College will need structured parking. They will have 3 buildings of 60,000 sq. ft. each and are looking to build next year.

Lara was asked about the state of the local economy. She said there has been a slight slow down, but the City is still getting pre-applications for permits. They issued over 40 residential permits last year which is comparable to the previous year. She feels that the long moratorium resulted in pent up demand and expects there to be about 1,000 residential units coming up in the future.

Don inquired about the political overtones expected during the approval process. Lara anticipates no problem as the rezone is consistent with the 20 year comprehensive plan and the land use map. This includes both commercial and mixed use. Commercial can be residential above ground, but mixed use must be ground floor residential. A discussion of vacancies revealed that the City can't build fast enough for the market, but you must have the "mass" population available to support the developments. She mentioned that Duvall Commons is all filled except for 1 space. The Starbucks complex has a couple of businesses looking to locate there. The City has to compete with other areas where buildings are immediately available. Rates are high in the City, about \$10 per square foot over Redmond Ridge. The City is also struggling with the loss of a Planner. They have had applicants with no experience and are competing against larger districts. This is a good market for Planners.

A discussion of open areas followed. Impact fees are collected from residential units for parks, but yields only about \$200,000. The City is doing its first Park Plan which will be coming out soon. The Board is invited and encouraged to attend one of these sessions. This will set the stage for all future development and may result in an updated park impact fee for residents.

Problems with the GIS System have been resolved with an upgrade. It should present no further problems.

Lara reminded the Board that when one goes from Commercial to Mixed Use, you have to look at the changes in water flow and transportation. A comparative analysis is required. Also, no one wants more traffic on Hwy 2, but the City can not stop development. A good change will be the extension of 3<sup>rd</sup> Avenue all the way through town. WH and other developers will be responsible for portions of that extension. The improvements required at Big Rock are yet undefined. The City is trying to move away from traffic lights due to the expense of maintenance. DOT owns the lights on the Highway. More traffic circles will be introduced.

Lara discussed the need to encourage a better use of the land by not spreading out so much. Typically, Duvall commercial development has been single story and that needs to change. The rezone will be more diverse with parks, trails and mixed use. This is a big change for Duvall – more of an urban setting – and is difficult for the community. However, when one lives inside the City, one can expect to have people around.

Paige asked if anything more had been heard about Habitat for Humanity's interest in the current KCLS property. Lara was unaware of this development but will check on it. She said that the cost of "moving dirt" – clearing and grading – is the most expensive part of any project and one must balance that out. The Big Rock area is part of a larger plan. If KCLS is first on the ground, they will have a lot of the work. WH may "flip" the property – selling it off to a broker. KCLS needs to keep in close touch after the rezone

due to the possibility of a flip. There are lots of issues with sewer, drainage, etc. Who is going to do the work?

The process of the rezone is quasi-judicial so Lara has not been able to talk directly with the Planning Commission or Council. Library Advisory Board members are encouraged to speak at the meeting – why do we support it? Heavy opposition is not expected.

Lara discussed the need for the City to start dealing with culverts as some are creating fish blockages. This is a big change for municipalities. DOT has a challenge with 2 culverts along the highway that are a rather large problem. The Snoqualmie Watershed Forum – tribes working together to look at live fish data, estimate that they are catching about 2% of the fish coming through from the Snoqualmie River. Area flooding greatly affects the movement of the fish. An interesting note about the Cherry Valley area is that salmon are staying for 2 years in Cherry Creek before moving on to the ocean.

The Board expressed its appreciation for Lara's work and her articulate and thorough report.

## **OLD BUSINESS**

### **Approval of Minutes:**

As the November minutes were not distributed, this item was held for the February meeting. They are posted on the City's web site, and Board members are encouraged to review them before the next meeting. There was no December meeting.

### **Public Hearings:**

All Board members are planning to attend the 2/7 meeting of the City of Duvall Planning Commission on the rezone.

All Board members with the exception of K. Wallin are planning to attend the City Council meeting on 2/14.

### **Future Services Meeting:**

Don Barden and Joe Lee Davidson (Duvall Civic Club/Friends of the Library) attended the Future Services meeting in Redmond. KCLS conducted a visioning process which included proposed areas of influence and actions to implement those areas of influence. It appears that the group process was much broader than that presented in the On-Line Survey which several Board members took. A contractor will analyze the data.

## **NEW BUSINESS**

### **Duvall Library Updates/Needs:**

Laura Boyes reported through e-mail that Laura Ritter is serving as the Lead in Duvall. The position will be posted at a later time.

### **Library Legislative Day:**

Laura B. sent information on Library Legislative Day to be held Friday, February 15.

**Duvall Library Advisory Board Terms:**

Recent communications from Jodee Schwinn, of the City, noted a realignment of terms of office for Advisory Board members. Each member reviewed and approved the changes.

Paige will send this on to Jodee for Council action. The new terms are as follows:

Position #1	Denny Redman	Current until 12/31/09
Position #2	Paige Denison	Current until 12/31/09
Position #3	Alan Butler	Current until 12/31/08
Position #4	Donald Barden	Current until 12/31/08
Position #5	Karen Wallin	Current until 12/31/10

**KCLS Advisory Board Night:**

KCLS is currently making plans to hold a library advisory board night in the north and south ends in mid-March. Topics being considered are:

- ✓ Role of Advisory Boards
- ✓ Relationship to KCLS' Governing Board
- ✓ What is Intellectual Freedom?
- ✓ What can Advisory Boards do to promote the library in their communities?
- ✓ How do Advisory Boards maintain ongoing communication with their appointing authorities?

It was suggested that they also include a discussion of the relationship of Boards to the City's and to KCLS. Paige will communicate with Jennifer Wiseman at KCLS.

**Duvall Civic Club/Friends of the Library:**

The Board enthusiastically congratulated Alan Butler and Joe Lee Davidson (in absentia) on the tremendous success of the recent auction. They raised \$2300 for the fundraiser for Benny Lemay, a community member.

**KCLS Library Board Meeting:**

The Board meeting is to be held Tuesday, January 29<sup>th</sup>. Paige expressed the Board's frustration at not being able to access the Director's Report on the KCLS web site. A copy was sent directly to her, which she distributed to the group.

**Next Meeting:**

Monday, February 25, 2008.

The meeting was adjourned at 7:28 p.m.

Respectfully Submitted,  
Karen E Wallin

